



#plymplanning



Democratic and Member Support

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PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 6 April 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wogens, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Cook, Sam Davey, Fletcher, Kelly, McDonald, Mrs Pengelly, Sparling, Stevens, Tuohy and Winter.

Please find attached additional information for consideration relating to agenda item numbers 6.2 and 6.4.

Tracey Lee

Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

6.2 Drake's Island, Plymouth - 17/00336/FUL **(Pages 1 - 4)**

Applicant: Rotolok (Holdings) Ltd
Ward: St Peter & The Waterfront
Recommendation: Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.
Case Officer: Mr Matthew Coombe

6.4 Land to the rear of 10 Woodside, Plymouth, PL4 8QE - **(Pages 5 - 6)**
17/00233/FUL

Applicant: Mr Peter Senior
Ward: Drake
Recommendation: Grant Conditionally
Case Officer: Miss Amy Thompson

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Drake's Island, Plymouth

Application Number: I7/00336/FUL

Applicant: Rotolok (Holdings) Ltd

Pages: 15-54

Historic England – Second Consultation Response

Further to discussions with officers and Historic England, the applicant submitted revised Casemate blast screen details. Historic England is satisfied with these changes and has confirmed support for the planning application (in their second consultation response, dated 29th March 2017) subject to conditions. The following changes are therefore proposed to conditions in the Officer's Report:

I. CONDITION – APPROVED PLANS

The condition will remain the same except that the following drawings will be added to the list of approved plans:

L02.06 Version: P5

L02.07 Version: P5

L03.04 Version: P5

L04.03 Version: P5

L09.25 Version: P2

L09.26 Version: P2

L09.37 Version: P3

BP SK01.01

BP SK01.02

BP SK01.03

BP SK01.04

Historic England confirmed (in an email dated 29/03/17) that the condition they had recommended for the previous application, regarding the removal of Casemates blast shields 15 & 17 could be removed. It is therefore proposed that condition 23 (PRE-COMMENCEMENT: REMOVAL OF BLAST SHIELDS 15 & 17) be deleted and replaced with the following:

23) PRE-COMMENCEMENT: COASTAL EROSION IMPACTS

No works pursuant to this permission shall take place until a detailed survey of coastal erosion impacts within the scheduled area has taken place and solutions to stem the erosion and make good any damage agreed and implemented to the satisfaction of the local planning authority in consultation with Historic England.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure appropriate protection for the scheduled area from coastal erosion impacts.

The other conditions in Historic England's letter are already in the Officer's Report – the conditions having been requested by Historic England in relation to the previous application.

Historic Environment Officer Consultation Comments

Further to Historic England's final consultation comments being received, the Council's Historic Environment Officer submitted the following comments, confirming his support for the application:

"The Historic Environment Officer (HEO) is in receipt of Historic England comments relating to the above application. I note that Historic England (in their letter of 29/03/17) '...strongly support the regeneration of Drake's Island in order to achieve the conservation of the designated heritage assets there, which are acknowledged as being 'at risk' within our Heritage at Risk register.'

Historic England state that they consider the impact upon these designated assets to be justifiable in terms of the overall benefits to the heritage of the island. To this end, Historic England have recommended (in their recent communication) three pre-commencement conditions which have been carried through from the previous application and which appear as Conditions 20-22 in the current report. I recommend that these conditions be applied as conditions to any planning permission granted.

Please note that subsequent to the previous application we have received the following pre-commencement condition recommendation from Historic England:

This newly proposed recommendation reads:

'No works pursuant to this permission shall take place until a detailed study of coastal erosion impacts within the scheduled area has taken place and solutions to stem the erosion and make good any damage is agreed and implemented to the satisfaction of the local planning authority in consultation with Historic England.'

It is recommended by the HEO that this condition is included as an addendum in the current report and that the issues raised in the condition are addressed ahead of any works granted by permission. This would inform the subsequent application for Scheduled Monument Consent (SMC) where it is considered by the HEO to be highly unlikely that SMC would be granted by Historic England if the possible damage caused by erosion remains unassessed and untreated (should such treatment be required)."

RSPB - Further Comments

The RSPB submitted supplementary comments on 23/03/17 and a withdrawal of part of their objection, confirming that;

- i. further to discussions with officers they were satisfied that sufficient control measures (including through the pre-commencement conditions and S106 agreement) could be put in place to enable them to withdraw the part of their objection relating to a lack of confidence in the applicant's proposals to reduce disturbance to the little egret colony during hotel operation,
- ii. despite additional reassurances and information from officers, they remained unconvinced of the Mount Edgcumbe off-site mitigation package's attractiveness for little egrets, and
- iii. they remained concerned about the limited duration of funding (15 years) for the off-site mitigation package proposed by the applicant.

In relation to the last point, the Council is committing (outside the planning application process) to continue providing and managing the Mount Edgcumbe little egret roost site for a period of at least 60 years. Officers have discussed this with the RSPB and Natural England support this approach.

Late Letter of Representation

A late letter of representation has been received, objecting to the proposal and saying in summary that the mitigation measures are flawed, the ecological assessments are too sanguine, the Council will face financial penalties for breaching EU habitat protection / species laws if there is an adverse effect on the SPA and SAC and that the Council's planning department has given an inordinate level of support to the Drake's Island application.

Officers and Natural England consider that the information supporting the application is satisfactory and have agreed through the Habitat Regulations Assessment process that the mitigation measures are sufficient to ensure that the proposal will have no adverse effect on the integrity of the SPA and SAC.

Officers have given a significant amount of support to progress the Drake's Island planning applications but consider that this is proportionate to the importance of the island to Plymouth, to safeguard and enhance its unique natural and historic environment features and to unlock its potential and contribution to the City's Vision to become "one of Europe's most vibrant waterfront cities".

Conclusion

No change is proposed to the recommendation in the Officer's Report.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Land at the rear of 10 Woodside, Plymouth, PL4 8QE

Planning Application Number: 17/00233/FUL

Applicant: Mr Peter Senior

Pages: 65-78

Amendments have been made to relocate the rear first floor window that serves a bedroom to the northern side elevation. The amendments were made due to concerns that the bedroom window would look directly onto the rear of 10 Woodside. The amended plans show the proposed window relocated to the northern side elevation, where it will not directly look onto any neighbouring properties. It is therefore considered the proposal would not have a detrimental impact on any neighbours privacy or outlook.

AMENDED CONDITION:

I. CONDITION – APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations WS-A3/02 Version: received 12/01/17

Site Location Plan WS-A3/01B Version: received 03/04/17

Proposed Floor Plans WS-A3/03B Version: received 03/04/17

Proposed Elevations WS-A3/04B Version: received 03/04/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

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